



# TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

## **Ad Hoc Design Review Board Minutes**

Thursday September 7, 2006  
7:00 PM – Town Hall Annex  
Ellington

**Members Present:** Anthony Gallicchio, Bob Dawson and Michele Beaulieu  
**Other Present:** Peter Williams, Len Jacobs, and John Kuciel

**I. Call to Order:** Michele Beaulieu called the meeting to order at 7:02.

**II. Citizens Form / Public Comments:** None

### **III Old Business**

1. Approval of meeting minutes of August 9, 2006

Moved (Dawson) Seconded (Gallicchio) to approve meeting minutes of August 9, 2006 and passed unanimously.

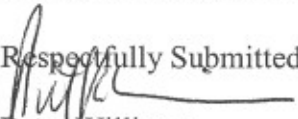
2. Design Review follow-up –135 West Road – McDonalds Restaurant: Peter Williams made notes of the follow up review and will prepare, in writing, the Boards recommendations for the Planning and Zoning Commission. (Enclosed)

### **IV New Business**

Design Reviews:

- 1) Design Review –127 West Road – Free Standing Shed : Peter Williams made notes of the review and will prepare, in writing, the Boards recommendations for the Planning and Zoning Commission. (Enclosed)


Moved (Gallicchio) Seconded (Dawson) and passed unanimously to adjourn the meeting at 8:03 PM of the Ad Hoc Design Review Board.

Respectfully Submitted,  
  
Peter Williams

## MEMORANDUM

**DATE:** September 8, 2006

**TO:** Town of Ellington Planning & Zoning Commission

**FROM:** Ad Hoc Design Review Board 

**CC:** Applicant  
Michael Stupinski, First Selectman  
Rob Phillips, Town Planner

**SUBJECT:** Plan Review – #Z200643 – 127 West Road – Free Standing Shed

The Ad Hoc Design Review Board was unable to review the new building application for site plan design approval due to the application being grossly incomplete.

The design review Board strongly recommends that this application be denied. The unsigned hand drawing sheet, showing a 12x30 box in the area of employee parking, does not in any way meet item #7 of the instructions for a Planning and Zoning review application.

*7. A Class A-3 Survey Map of the Subject Property must be submitted with this application and shall include the following:*


- *Street lines(s)*
- *Property lines (including lengths and directions)*
- *Easement lines (including type, owner and width)*
- *Current zone designation*
- *Land Area (in square feet)*
- *Assessor's Parcel Number*
- *Zone Boundary lines and appropriate distances from subject property to same*
- *Existing buildings and structures on site*
- *Distances from the subject property to buildings, etc. on adjacent properties*
- *North arrow*
- *Adequate title block to properly identify the subject property*
- *Other information needed to properly establish the physical characteristics of the property in question as deemed appropriate by the Planning and Zoning and /or Town staff*

*The requirement for an A-2 Survey may be waived by the Planning & Zoning Commission at their discretion. The Planning & Zoning Commission reserves the right to request an A-2 Survey if they feel it is necessary.*

**MEMORANDUM**

**DATE:** September 8, 2006

**TO:** Town of Ellington Planning & Zoning Commission

**FROM:** Ad Hoc Design Review Board 

**CC:** Applicant  
Michael Stupinski, First Selectman  
Rob Phillips, Town Planner

**SUBJECT:** Plan Review – #Z200636 - 135 West Road – McDonald's Restaurant

On Thursday, September 7, 2006 the Ad Hoc Design Review Board did a review of revised plans for 135 West Road – McDonald's Restaurant

The Design Review Board recommends this applications revised design be approved:

The colonial nature of the proposed building has architecture details that will insure that it will be appropriate to the surrounding neighborhood. The overall shape and design will augment the visual character of the gateway approach to Ellington by enhancing the character of the area. The DBR feels the proposed building will harmonize with the commercial and residential buildings along West Road.

Enclosed is a copy of the site plan and rendering reviewed.